

**Johnson Ferry Urban Design Plan
Charrette/Visioning Comments
Public Meeting #2– August 9, 2010**

The interactive mapping workshop/charrette consisted of two different groups of each color that lasted approximately 1 hour. Each workshop started with an introduction of the session's objectives and expectations. The participants were able to discuss and articulate their ideas and desires by identifying and sketching opportunities and future characteristics of Johnson Ferry Road on maps.

The visioning process that followed included members of each group drawing opportunities for areas (open space/buildable) to be preserved, areas to be changed, connectivity opportunities, and walksheds. Some of the characteristics that were discussed and illustrated on the maps included identifying hierarchal nodes, gateway features, possible landmarks and areas that could provide an improved visual environment.

There was lots of discussion by a variety of participants that were not relatable for illustrating. These discussions and thoughts were recorded on notepads and are summarized below by group.

Group Summaries

PINK Group

Group #1

- More trees and landscaping
- Need to improve maintenance of ROW (mowing of grass and trimming of trees)
- Improve aesthetics along E. Cobb Dr.
- More inter-parcel accessCenter of corridor is Merchants Walk with 2nd most important at L. Roswell and Johnson Ferry Road
- No WE BUY GOLD stores
- No consistent theme along corridor
- Need more sit down dining establishments
- Too much repetition of uses and businesses (Pharmacy, Banks, etc.)
- Need to bury power lines
- Does not like the idea of bike lanes or bike paths (no one will use them and would be a waste of tax dollars)
- Need regulation change to improve corridor
- Positives that were mentioned to us include shopping options, amenities. More specifically was the Post Office, Library, Grocery Stores, Etc.

Group #2

- Perkins property should be park/open space (perhaps a community pool)
- Owner of properties, particularly Perkins property, should be notified about potential land being pursued for open space/greenspace
- More greenspace opportunities may be north of Columns Drive on the east side of Johnson Ferry Road (may be mapped) and corner of Johnson Ferry Road and Little Willet Road
- Keep undeveloped areas undeveloped
- Consider redevelopment for eastside Johnson Ferry Road south of Pinestraw Village (Trader Joes) to E. Cobb Drive (should be mapped)
- Consider redevelopment for area behind Park Aire at Davidson Road (should be mapped)
- There is no consistent signage
- Align intersections (these are mapped)
- Woodlawn / L. Roswell Road contain big traffic issues
- Need Sidewalk access to Post Office on Lower Roswell Road
- Sidewalks are too narrow (specifically Woodlawn)
- Need pedestrian overpass (L. Roswell @ Woodlawn, Woodlawn @ JF, JF @ Roswell)
- Speeding on L. Roswell and Woodlawn
- Need multi-purpose trail woodlawn w/access to Columns Dr. area
- Need golf cart system similar to Peachtree City
- Need trolley system circulating north and south along Johnson Ferry
- Need affordable housing for Seniors
- Affordable housing at The Fountains
- Merchants Walk area is center of Johnson Ferry Road (Mapped)
- JF @ L. Roswell would be secondary center (Mapped)
- L. Roswell @ Woodlawn would be the 3rd center (Mapped)
- Need more inter-parcel access
- Need more decorative street lights

Mapping Comments

- Group 1 priority areas:
 - 1) Johnson Ferry & Roswell Road
 - 2.) Johnson Ferry & Woodlawn Drive
 - 3.) Johnson Ferry & Lower Roswell Road
- Group 2 priority areas:
 - 1) Johnson Ferry & Roswell Road
 - 2.) Johnson Ferry & Lower Roswell Road
 - 3.) Johnson Ferry & Woodlawn Drive

BLUE Group

Blue Group #1

Opportunities

- Improve access/connectivity in/out of Parkaire Landing
- Bike lanes along Lower Roswell Road
- Speed humps along Providence Road
- Preserve Greenspace near Parkaire and at Little Willeo Road
- Some areas need to be changed at specific properties along Johnson Ferry Road to get rid of eyesores
- Is a roundabout feasible at Lower Roswell Road?
- There are noise issues at Kroger and Publix. The delivery trucks cause a good deal of commotion

Character

- Improve the aesthetics along the entire corridor
- Joint hierarchical node at The Avenue East Cobb
- Gateways could be at The Avenue East Cobb, Roswell Road & Johnson Ferry Road intersection, and Papermill Road
- Improve the landscaping in the existing parking lots
- Improve the landscaping along the Chattahoochee River
- Some landmarks for the corridor would be Johnson Ferry Baptist Church and The Avenue East Cobb
- Preserve greenways from Papermill Road to the Chattahoochee River

Blue Group #2

Opportunities

- Preserve open space at Parkaire
- Preserve Parkaire ice rink, and create a park that incorporates it
- Improve bike/pedestrian access
- Connect East Cobb Trail into Sandy Springs
- Long-range plan for a trail along Johnson Ferry Road
- Better transit/walkability with improved connectivity into the region

Character

- Businesses shouldn't be allowed to have bright signs like Old Navy has
- Remove lighted billboards (No blinking signs either)
- Underground utilities
- Need larger trees that create a canopy
- Hilton Head, SC given as a visual aesthetic example
- Improve the netting for the ball fields to control fly balls (Too many fly balls come over the existing netting at the fields.)

YELLOW Group

Group #1

Opportunities:

- Green linear corridor
- Restaurants- need upscale dining
- Tear down existing retail for green space
- Bike lanes and side walks
- Underground Utility
- Greenspace in Papermill Village
- Pavers/grass for parking lots (turfstone)
- More innovative planning to overcome the lack of depth of the lots
- Consider different types of zoning for study area (Form Based code)

Character:

Nodes

- Roswell at Johnson Ferry Road is the center due to existing retail and commercial
- Lower Roswell Road at Johnson Ferry Road is more community gathering space
- Paper Mill at Johnson Ferry Road is the Village area

Gateways

- North- Intersection of Shallowford at Johnson Ferry Road
- South- Bridge over Chattahoochee River
- East- County Line at Roswell Road
- West- East Cobb Park, I-75 and Powers Ferry Road at Terrell Mill

Landmarks

- Tijauna Joes, Merchants walk, Johnson Ferry Baptist Church, Chattahoochee River Park, Mount Bethel Church Chat Baptist Church

Group #2

Opportunities:

Areas to preserve:

- Johnson Ferry Baptist Church

Creative approach to solving congestions, traffic flow and improve safety:

- Improve pedestrian safety
- Reduce speed on Roswell Road
- Safe bike lane on JF Rd
- Roundabouts
- Less signals/better signal timing
- Flyover JF @ Roswell Road

Improved and unified look along corridor:

- Make sure development standards are consistent and kept

- Architectural design elements for corridor
- Reduce driveways/more inter parcel access
- Connectivity improvements
- Beautification of area (more trees, street trees/shade trees)

Ideas for Johnson Ferry Road:

- Trolley along Roswell Road to River (Perimeter Mall)
- No public transportation
- Improve traffic on Roswell Road @ Home Depot on weekends
- Enforce school zone for Mount Bethel Elementary School
- Continuous sidewalks to Johnson Ferry Road
- Improve pedestrian access in the dense areas
- Improve walkability of Lower Roswell Road from Government Center to Jewish Center
- Require new construction to be LEED certified
- Put greenery on the buildings
- Redevelop Sears's shopping center
- Renovate Parkaire as a "mini-avenues"
- Improve Olde town shopping center visibility- sits below road
- Reduce parking at Parkaire shopping center add green space
- Move store fronts towards Johnson Ferry Road
- More restaurants- not fast food
- No parking deck- Target deck is ok
- Put utility underground

Character:

Nodes

- Johnson Ferry Road at Roswell intersection (The Avenues, Merchants Walk)
- Johnson Ferry Road at Lower Roswell Road (Parkaire Landings)
- Johnson Ferry Road at Paper Mill Village

Gateways

- East Cobb County Johnson Ferry Road at Chattahoochee River
- Roswell at Willeo creek (County Line)

Landmarks

- The Avenues
- Johnson Ferry Baptist Church
- Home Depot
- Tijauana Joes/ Kroger/ Parkaire/ LRR and JF intersection
- Mount Bethel Church

GREEN Group

Group #1

Open Space to Preserve

- Keep existing greenspace
- New greenspace on property east side of JF Road and South of Lower Roswell
- New greenspace at the intersection of JFR and Willeo

Buildings to Keep

- The Avenues
- Merchant's Walk
- Paper Mill Village

Things to Change

- Property at NE corner of JFR and Roswell
- Property south of Roswell, east of East Cobb
- Property on the west & east sides of JFR, just north of Roswell
- Property on the SW corner of JFR and Roswell
- Buildings on east side of JFR, just south of East Cobb
- Address storefronts on west side of JFR, across from Mt. Bethel Elementary
- Address storefronts on east side of JFR, south of Mt. Bethel Elementary
- Need mixed-use complex on NE corner of JFR & Lower Roswell
- Address retail storefronts at Parkaire
- Need mixed-use at NE corner of Lower Roswell & Woodlawn

Connectivity

- Right turn from Roswell onto JFR is too short
- Need access to sidewalks across JFR and Roswell at intersection
- Need connection across JFR and Lower Roswell near intersection
- Widen sidewalk east of JFR on Lower Roswell

Walksheds

- JFR & Roswell
- JFR, south of Roswell
- JFR & Lower Roswell
- JFR & Paper Mill

Nodes

- Major node at JFR and Roswell

Landmarks

- Merchant's Walk
- Johnson Ferry Baptist Church
- Mexican restaurant at Lower Roswell

Gateway

- Roswell, west of JFR
- Chattahoochee River
- Intersection of JFR and Paper Mill

Additional Notes

- Don't want Roswell Road in Sandy Springs
- Need bicycle access on JF Road
- Right turn only lane on JF Road
- Need place for young kids
- Restaurants

Group #2**Open Space to Preserve**

- Linear park along Lower Roswell
- Keep existing greenspace

Buildings to Keep

- The Avenues
- Parkaire

Things to Change

- Stores on the east side of JFR, north of Roswell

Connectivity

- Need interparcel access
- Pedestrian access from sidewalk to stores
- Need improvements at intersection with Woodlawn & JFR (left turn from JFR onto Woodlawn)
- Sidewalks on Lower Roswell to Jewish Center
- Intersection of Woodlawn & Lower Roswell too small
- No left turn out of CVS
- Pedestrian crossing across JFR and Lower Roswell
- Access road behind stores at NE corner of JFR and Lower Roswell
- Widen curb cut south of Felton property

Nodes

- Largest – JFR and Roswell
- 2nd largest – JFR and Lower Roswell
- Other – Woodlawn; churches & civic complexes on Lower Roswell; Paper Mill

Landmarks

- Merchant's Walk
- The Avenues
- Johnson Ferry Baptist Church
- Government center
- Assisted living on Paper Mill

Gateway

- JFR and Roswell
- Post office on Lower Roswell
- East side of Lower Roswell
- Paper Mill Road

Additional Comments from Notepad (Both Groups)

- Power easement on Lower Roswell Road use as a linear green space
- Take down utility poles on JF Road
- Bottleneck on Lower Roswell Road from Davidson Road to JF Road
- JF sidewalks not wide enough from Paper Mill Road to Lower Roswell Road
- Need good pedestrian crossings on JF Road
- There is only one way from Roswell Road to the river. Alternatives are needed.
- No backlit signs
- Lower the heights of signage
- Better street lighting
- More landscaping
- Need duck crossing on Paper Mill Road